



General Assembly

January Session, 2011

Raised Bill No. 957

LCO No. 2971

02971_____BA_

Referred to Committee on Banks

Introduced by:
(BA)

AN ACT CONCERNING NEIGHBORHOOD PROTECTION.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 7-148hh of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2011*):

3 As used in sections 7-148ff, 7-148ii, as amended by this act, 7-152c,
4 19a-206, 47a-52, 47a-53, 47a-58 and 49-73b, as amended by this act:

5 (1) "Registrant" means the owner of [vacant] residential property
6 who is required to register such property pursuant to section 7-148ii, as
7 amended by this act.

8 (2) "Residential property" means a [one-to-four family] building
9 containing one or more dwelling units.

10 [(3) "Vacant" means uninhabited.] (3) "Dwelling unit" means any
11 house or building, or portion thereof, which is occupied, is designed to
12 be occupied, or is rented, leased or hired out to be occupied, as a home
13 or residence of one or more persons.

14 (4) "MERS" means the Mortgage Electronic Registration Systems.

15 Sec. 2. Section 7-148ii of the general statutes is repealed and the
16 following is substituted in lieu thereof (*Effective October 1, 2011*):

17 (a) Any person [in whom title to a] who, after October 1, 2011,
18 commences a foreclosure action concerning residential property [has
19 vested after October 1, 2009, through a foreclosure action] pursuant to
20 sections 49-16 to 49-19, inclusive, or 49-26, or MERS, acting on behalf of
21 such person, shall register such property with the town clerk of the
22 municipality in which the property is located or with [MERS (1) no]
23 such other municipal official as the town clerk may designate, not later
24 than ten days after the date [title vests in such person if such
25 residential property is vacant on the date title vests, or (2) if, as a result
26 of an execution of ejectment pursuant to section 49-22 or a summary
27 process action pursuant to chapter 832, such residential property
28 becomes vacant before the date one hundred twenty days after the
29 date title vests in such person, then no later than ten days after the date
30 on which such property becomes vacant] on which a notice of lis
31 pendens as to the residential property being foreclosed is recorded in
32 accordance with section 52-325.

33 (b) [If the] The registration [is with the municipality, it] shall contain
34 (1) the name, address, telephone number and electronic mail address
35 of the registrant and, if the registrant is a corporation or an individual
36 who resides out-of-state, the name, address, telephone number and
37 electronic mail address of a direct contact in the state; and (2) the
38 name, address, telephone number and electronic mail address of the
39 person, local property maintenance company [responsible for the
40 security and maintenance of the vacant] or other entity serving as the
41 registrant's contact with the municipality for any matters concerning
42 the residential property. [, if such a management company has been
43 engaged by the registrant.] The registrant shall indicate on such
44 registration whether it prefers to be contacted by first class mail or
45 electronic mail and the preferred addresses for such communications.
46 The registrant shall report any change in the information provided on
47 the registration [no] not later than ten days following the date of the

48 change of information. At the time of registration, the registrant shall
49 pay a one-hundred-dollar fee to the municipality.

50 (c) [If the registration is with MERS, it shall contain (1) the name,
51 address, telephone number and electronic mail address of the
52 registrant, and (2) the name, address, telephone number and electronic
53 address of the local property maintenance company responsible for the
54 maintenance of the property, if such a management company has been
55 engaged by the registrant.] Not later than ten days after absolute title
56 vests in the registrant pursuant to the foreclosure action, the registrant,
57 or MERS, acting on behalf of such registrant, shall update the
58 information filed pursuant to subsection (b) of this section to include
59 (1) the date on which absolute title vested in the registrant, and (2) the
60 name, address, telephone number and electronic mail address of the
61 person, local property maintenance company or other entity
62 responsible for the security and maintenance of the residential
63 property. Such entity may be the same entity that was designated as
64 the contact pursuant to subsection (b) of this section. No fee shall be
65 charged by the municipality for such updating.

66 (d) If a registrant required to register pursuant to subsection (c) of
67 this section fails to comply with any provision of the general statutes
68 or of any municipal ordinance concerning the repair or maintenance of
69 real estate, including, without limitation, an ordinance relating to the
70 prevention of housing blight pursuant to subparagraph (H)(xv) of
71 subdivision (7) of subsection (c) of section 7-148, the maintenance of
72 safe and sanitary housing as provided in subparagraph (A) of
73 subdivision (7) of subsection (c) of section 7-148, or the abatement of
74 nuisances as provided in subparagraph (E) of subdivision (7) of
75 subsection (c) of section 7-148, the municipality may issue a notice to
76 the registrant citing the conditions on such property that violate such
77 provisions. Such notice shall be sent by either first class or electronic
78 mail, or both, and shall be sent to the address or addresses of the
79 registrant identified on the registration. A copy of such notice shall be
80 sent by first class mail or electronic mail to the person, property

81 maintenance company [if such a company has been identified] or other
 82 entity responsible for the security and maintenance of the residential
 83 property designated on the registration. Such notice shall comply with
 84 section 7-148gg.

85 (e) The notice described in subsection (d) of this section shall
 86 provide a date, reasonable under the circumstances, by which the
 87 registrant [may] shall remedy the condition or conditions on such
 88 registrant's property. If the registrant, registrant's contact or [property
 89 management company] registrant's agent does not remedy the
 90 condition or conditions on such registrant's property before the date
 91 following the date specified in such notice, the municipality may
 92 enforce its rights under the relevant provisions of the general statutes
 93 or of any municipal ordinance.

94 (f) A municipality shall only impose registration requirements upon
 95 registrants in accordance with this section, except that any municipal
 96 registration requirements effective on or before passage of public act
 97 09-144 shall remain effective.

98 Sec. 3. Subsection (h) of section 49-73b of the general statutes is
 99 repealed and the following is substituted in lieu thereof (*Effective*
 100 *October 1, 2011*):

101 (h) The provisions of this section shall not apply to policies on
 102 single-family or two-family dwellings, unless such dwellings are
 103 [vacant] residential properties owned by a registrant subject to section
 104 7-148ii, as amended by this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2011</i>	7-148hh
Sec. 2	<i>October 1, 2011</i>	7-148ii
Sec. 3	<i>October 1, 2011</i>	49-73b(h)

Statement of Purpose:

To allow towns to more effectively monitor foreclosed residential buildings.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]